

MINUTES
BOARD OF SUPERVISORS
COUNTY OF YORK

Adjourned Meeting
December 3, 2002

5:30 p.m.

Meeting Convened. An Adjourned Meeting of the York County Board of Supervisors was called to order at 5:32 p.m., Tuesday, December 3, 2002, in the East Room, York Hall, by Chairman Donald E. Wiggins.

Attendance. The following members of the Board of Supervisors were present: Sheila S. Noll, Donald E. Wiggins, James S. Burgett, and Thomas G. Shepperd.

Walter C. Zaremba was absent.

Also in attendance were James O. McReynolds, County Administrator; and James E. Barnett, County Attorney.

ZONING ORDINANCE AMENDMENTS

ACCESSORY APARTMENTS

Mr. J. Mark Carter, Planning and Zoning Manager, noted that staff hoped to get the Board's consensus this evening to sponsor an amendment to the Zoning Ordinance concerning accessory apartments, and he explained the proposed amendments are a result of input provided to a questionnaire that went to the Board of Supervisors and the Planning Commission. Mr. Carter then reviewed the proposed amendments, indicating that the Board members were being asked to choose between two alternatives concerning the appearance and location of accessory apartments and concerning additional approval opportunities by special use permit and maximum size.

Discussion followed concerning the aesthetics dealing with accessory apartments, maximum size, enforcement, and detached versus attached units.

Mr. Zaremba arrived at 6:02 p.m.

By consensus the Board agreed to sponsor an amendment to the Zoning Ordinance regarding accessory apartments and directed that the proposed amendments as presented in the County Administrator's memorandum of October 3, 2002, be forwarded to the Planning Commission for its review and recommendation. The Board made no selections as to the alternatives presented, and directed that the proposal be forwarded with all alternatives for the Planning Commission's review and recommendation. In addition, the Board indicated the maximum square footage it would consider approving for an accessory apartment would be between 600 and 800 square feet, and directed that the Planning Commission be made aware of the Board's desire in this matter.

SENIOR HOUSING

Mr. Carter indicated that staff has tried to define some of the types of housing facilities that are needed for the elderly population, and he reviewed the proposed amendments to the Table of Land Uses which proposes to add senior housing facilities such as independent living facilities, congregate care facilities, assisted living facilities, and continuing care retirement communities. He noted that the rezoning process provides the Board the opportunity to look at the appropriateness of the proposal, and it also opens the door for a conditional zoning proposal which gives a greater degree of assurance of what is going to happen on the subject property. He recommended that the Board forward the proposed amendments as outlined in the December 3, 2002, draft provided to the Board this evening to the Planning Commission with a request that the Commission establish a study committee to review the proposal. He suggested that the study committee might be made up of a member of the Board of Supervisors and members of the Planning Commission, an IDA member, real estate professionals, as well as senior members of the community. He noted that Anne Smith and Frank Rogers of Community Services, with their years of experience, are also ready to assist the study committee. Mr. Carter did note that there is a growing concern on the part of emergency services personnel about concentrating a large group of elderly people in a single, multi-story building and what would be required to evacuate them in an emergency. Another issue that will need to be discussed is height limitations.

By consensus the Board directed that the proposal be forwarded to the Planning Commission with a request to establish a study committee to review and make recommendations on the proposal for senior housing.

Chairman Wiggins stated he wanted a member of the Board of Supervisors to sit on the study committee.

Meeting Adjourned. At 6:23 p.m. Chairman Wiggins declared that the meeting be adjourned sine die.

James O. McReynolds, Clerk
York County Board of Supervisors

Donald E. Wiggins, Chairman
York County Board of Supervisors